

City of Durham Parish Council

Minutes of Planning Committee meeting held via Zoom at 14:00 pm on Friday 10th July 2020.

Present: Cllr R Cornwell (in the Chair), Cllr J Ashby, Cllr V Ashfield, Cllr J Elmer, Cllr G Holland and Cllr C Reeves.

Also present: Parish Clerk Adam Shanley and Mr John Lowe (member of the public)

1. Welcome and apologies

Apologies were received from Cllr L Brown

2. To receive any declarations of interest from members.

None received.

3. To receive and approve as a correct record the minutes of the meeting on 26 June 2020.

The minutes of the meeting held on 26th June 2020 were unanimously **agreed** as a true and accurate record of proceedings.

4. To receive any public participation comments on the following agenda items.

Mr John Lowe advised that he was attending the meeting to hear discussions on items 7, 8 and 9 of the Agenda.

The Clerk also reported that he had received correspondence from the applicant of planning application **DM/20/01532/FPA** to ask if the Parish Council would consider supporting this application.

5. Matters arising:

a. To approve responses on the following planning applications:

DM/20/01447/AD | To paint The Angel lettering onto front elevation and to re-paint lettering on existing hanging sign Existing hanging sign re-written with "The Angel" | The Angel Inn 53 Crossgate Durham DH1 4PR. The Committee **approved** the response to this application.

DM/20/01487/FPA | Erection of first floor extension above existing single storey extension to rear of existing small HMO (use class C4). | 7 Neville Street Durham DH1 4EY. It was **agreed** to defer a decision on the response to this application as further amends were needed.

b. To approve the decision to make no representation on the following:

DM/20/01423/FPA | The development consists of a two storey extension and a change of use from a 2 storey family house to 2 Flats. | 34 The Hallgarth Durham DH1 3BJ. It was **agreed** that no representation should be made on this planning application.

6. Closure of New Elvet Bridge

The Committee considered the responses from DCC to a number of issues raised in correspondence by the Parish Council regarding the closure of New Elvet Bridge. The Committee welcomed the County Council's decision not to apply the no right turns at The Avenue and Hawthorne Terrace.

The Committee felt that the explanations provided for each concern raised with DCC appeared to be reasonable, however the overall impact of each element of the closure and its associated mitigation measures meant a 14-mile diversion route in one case; something which the Committee felt was unacceptable.

Cllr G Holland proposed that a press release be sent out about this.

It was **agreed** that the Clerk should seek a meeting with DCC officers and representatives of the Parish Council before any press release is sent out.

7. To consider these planning applications (the date in brackets is the deadline to call to committee):

a. To note:

DM/20/01102/TPO | Pruning six trees | University Health Centre Parsons Field Old Elvet Durham DH1 3JX (16 July). It was **agreed** to note this application.

DM/20/01477/FPA | Removal of the external entrance steps, lowering of the entrance area floor level and lowering of external ATM to create inclusive access. | 19 Market Place Durham DH1 3NL (23 July). It was **agreed** to note this application.

DM/20/01495/FPA | Single storey extension to side and rear creating a wrap-around, insertion of rooflights within existing rear extension and demolition of detached garage | 34 Fieldhouse Lane Durham DH1 4LT (20 July). It was **agreed** to note this application.

DM/20/01558/FPA | Replacement of existing sewage treatment plant with new sewage treatment plant. | Sewage Treatment Plant North Of Burn Hall Durham DH1 3SS (23 July). It was **agreed** to note this application.

DM/20/01559/FPA | Two storey and single storey extension to rear, insertion of first floor windows to gable and internal alterations. | Kenilworth Newcastle Road Crossgate Moor Durham DH1 4HZ (21 July). It was **agreed** to note this application.

DM/20/01568/LB | The like for like replacement of sash windows to rear and to change glazing to skin acoustic glass double glazed units (retrospective) | 199 Gilesgate Durham DH1 1QN (23 July). It was **agreed** to note this application.

DM/20/01725/LB | Single storey extension to existing rear lean-to extension, to provide WC facilities, and formation of canopy roof over existing rear entrance | 50 Crossgate Durham DH1 4PS (30 July). It was **agreed** to note this application.

b. To consider making representations

DM/20/01532/FPA | Change of use from Bed and Breakfast to dwelling for use as a holiday let. | Boutique Bed And Breakfast Woodland Barn Darlington Road Durham DH1 3ST (23 July). It was **agreed** to note this application.

DM/20/01571/FPA | Erection of a single storey extension at rear, internal alterations and enlargement of window also to rear of an existing HMO (use class C4). | 60 Whinney Hill Durham DH1 3BD (23 July). It was **agreed** to object to this application. Cllr J Ashby **agreed** to draft the response to this application.

DM/20/01655/FPA | Change of use from two-bedroom apartment (Use Class C3) to small House in Multiple Occupation (Use Class C4) | 28 Clements Wharf Back Silver Street Durham DH1 3RP (30 July). It was **agreed** to object to this application. The Clerk **agreed** to draft the response to this application.

DM/20/01718/FPA | Temporary change of use of part circulation/amenity space to allow outdoor seating areas (until 30th September 2021) | The Riverwalk Millburngate Durham DH1 4SL (27 July). It was **agreed** to note this application, subject to further information being provided to show that the seating area followed Covid-19 social distancing regulations. Cllr R Cornwell **agreed** to draft a letter in response to this application.

c. To consider making a further representation on the following appeal:

DM/19/03949/FPA | Change of use from HMO (Use Class C4) to large HMO (sui generis) with two storey rear extension, rooflights and associated external alterations | 55 Hawthorn Terrace Durham DH1 4EQ (30 July). It was **agreed** that the Parish Council should make a further representation on this appeal. Cllr J Ashby **agreed** to draft this letter.

8. Main Modifications to the County Durham Plan:

To consider responses to the following main modifications – schedule attached.

MM	Policy etc affected	Decision on Main Modification response
24	Policy 3, criterion c	The Committee approved the response to this Main Modification.
50	Policy 5, criteria k, l	The Committee approved the response to this Main Modification.
96	Policy 16.3, criterion h	The Committee agreed that there ought to be no upper limit on the % of HMOs within a 100 metre radius of an application site and anything over the prescribed 10% ought therefore to be unacceptable. It was agreed that the response to this Main Modification should reflect this.
98	Policy 16, para 5.153	The Committee approved the response to this Main Modification.

109	Policy 23	The Committee approved the response to this Main Modification.
110	Policy 23, paras 5.224 to 5.246	The Committee approved the response to this Main Modification.
111	Policy 23 monitoring	The Committee approved the response to this Main Modification.
124	Policy 28, para 5.287	The Committee agreed to object to this proposed Main Modification. The Clerk agreed to draft the response to this reflecting this decision.
127	Policy 30	The Committee approved the response to this Main Modification.
134	Policy 30, para 320 and new footnote	The Committee approved the response to this Main Modification.
136	Policy 31	The Committee approved the response to this Main Modification.
149	Policy 46, para 5.483	The Committee approved the response to this Main Modification.
173	Appendix A	The Committee approved the response to this Main Modification.

9. Neighbourhood Plan

The Committee **approved** the responses on the draft report as sent to the Examiner. It was also **agreed** that a further note should be sent to the Examiner regarding the outstanding issue relating to Policy E3 and Proposals Map 6. Cllr J Ashby **agreed** to draft the further note to the Examiner.

10. Dates of future meetings

Friday 24 July 2020 - 14.00 to 16.00 hrs – via Zoom. Cllr J Elmer offered his apologies for this meeting.

Friday 7 August 2020 - 14.00 to 16.00 hrs – via Zoom. The Chair and the Clerk advised that they may be unable to attend this meeting and it was therefore **agreed** that this meeting may be rescheduled closer to the time.

There being no further business, the Chair thanked Members of the Committee and members of the public for their input and attendance and closed the meeting.

Signed,



Chair of the City of Durham Parish Council Planning Committee